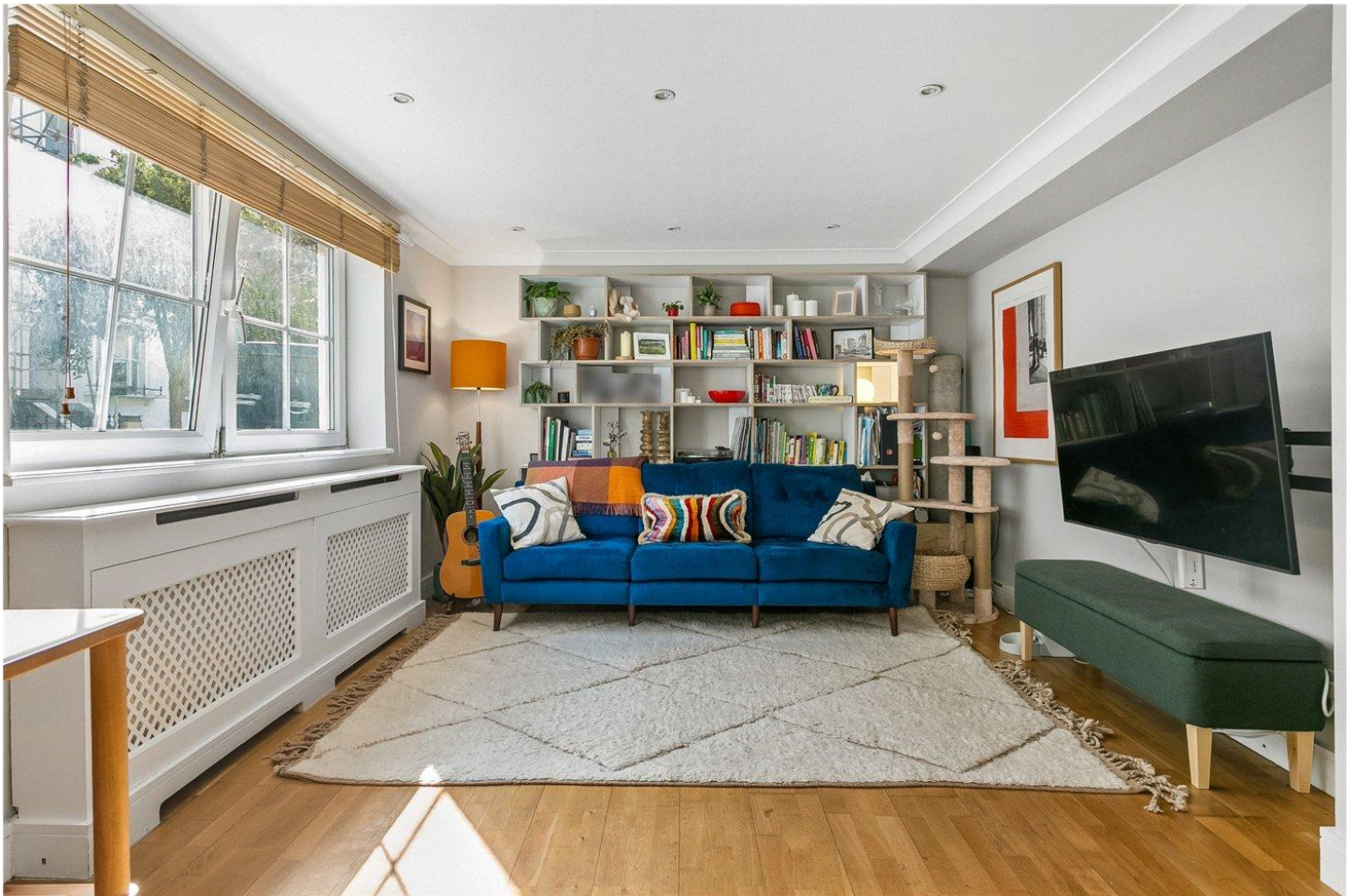




BEATTY ROAD, LONDON, N16
£600,000 SHARE OF FREEHOLD

**CHARMING TWO BEDROOM, GROUND FLOOR
FLAT ON QUIET TREE-LINED STREET WITH
PRIVATE PATIO AND SHARE OF FREEOLD, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Offered with a share of freehold, this impressive two bedroom lateral warehouse conversion forms part of a former textiles factory on Beatty Road in the heart of N16.

The property opens into a wonderfully spacious open plan living and kitchen area which is flooded with natural light. There is ample space for both living and dining with the room offering a versatile and sociable space.

The main bedroom is a particularly good size and benefits from a walk in wardrobe and stylish en suite bathroom. There is a further generous double bedroom and a well-appointed family bathroom.

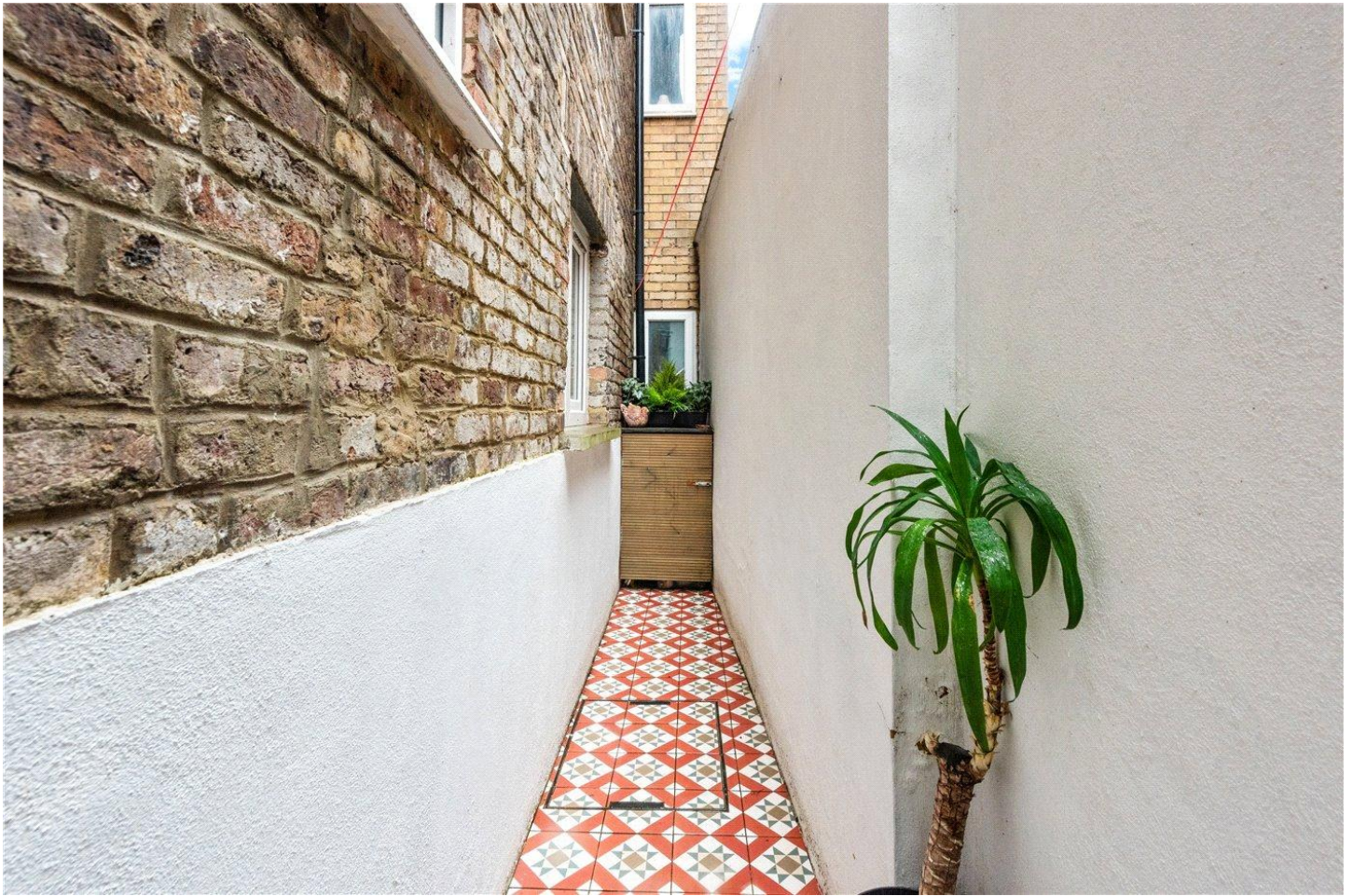
To the rear, the property also benefits from access to a pretty private patio.

Beatty Road is ideally positioned amongst a number of attractive Victorian streets and is within easy reach of the popular Stoke Newington Church Street with its excellent selection of independent shops, cafes, restaurants and bars. Butterfield Green is located at the end of the road whilst the open spaces of Clissold Park are approximately 0.7 miles away.

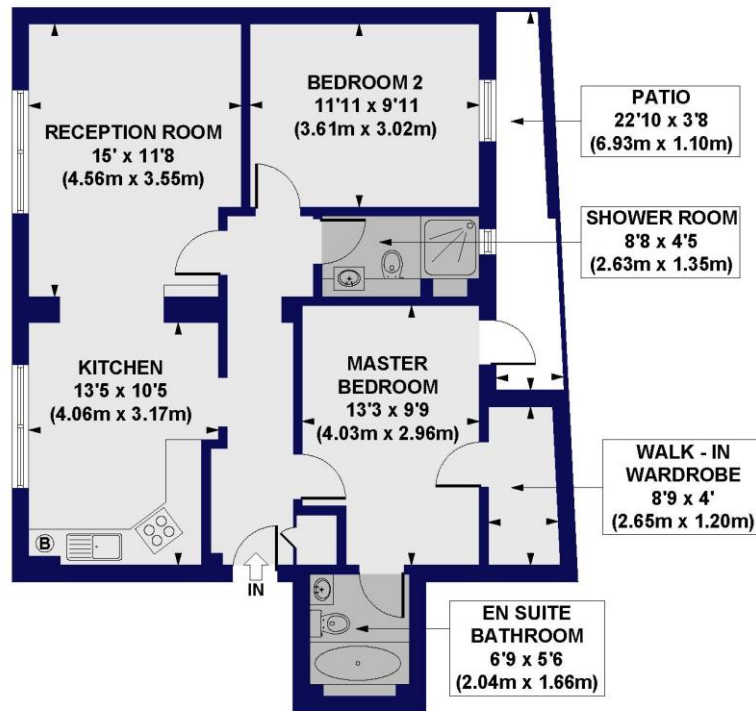
Transport links are well served with numerous bus routes nearby and Rectory Road Overground providing direct services into Liverpool Street. Dalston is also within easy reach offering further links across East and West London.

The service charge includes building insurance and contributions to the sinking fund.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties



Beatty Road, N16
Approx. Gross Internal Floor Area 810 sq. ft / 75.23 sq. m

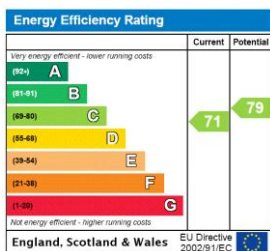


GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



<https://www.winkworth.co.uk/sale/property/STK260199>

Tenure: Share of Freehold

Term: 101 year and 4 months (Subject to change)

Service Charge: £1800 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.